

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE August 26, 2010

# OFFICE OF Planning Department

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am 10:00 am begin

### **FLAG SALUTE**

**ROLL CALL:** Gerry Brentnall (Chairman)[*absent*], Richard Johnson (Vice Chairman), Harry Crabb (Secretary)[*absent*], Jeffrey Moss, Minor Gray, Larry Sevison and Ken Denio

### REPORT FROM THE PLANNING DIRECTOR

Paul Thompson for Michael Johnson CDRA Director reported that on August 10 the Board of Supervisors denied the appeal for the Miners Ridge Conditional Use Permit, and on August 24th the Board of Supervisors continued the Livingston Concrete appeal, denied the appeal of the Celebration Church Conditional Use Permit and denied the Bunch Creek Rezone. On September 7th the Board will hear the Zoning Text Amendment for MAC meeting items and on September 28th will hear the Bohemia appeal. Other upcoming items to be heard before the Board are the Zoning Text Amendment for Fowl and Poultry, the appeal of the Rancho Del Oro Rezone/Subdivision and the Zoning Text Amendment for the Administrative Citation Process. The September 9th Planning Commission hearing will be cancelled. September 23rd will be the Planning Commissions next hearing where tentatively scheduled is a Zoning Text Amendment for Temporary Outdoor Events, Cisco Grove Temporary Use Permit and Cemex Conditional Use Permit modification.

**PUBLIC COMMENT** – *No comments received.* 

1) 10:05 am
10:05 – 10:15 am
Approved
modification to the
Lakeridge
Subdivision Final
Map and Variance
to the front setback
subject to CEQA
findings and
entitlement
findings and

SUBDIVISION MODIFICATION/VARIANCE ( PSM 20100229) LAKERIDGE SUBDIVISION/BRODT RESIDENCE CATEGORICALLY EXEMPT SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Ridgeline Homes Inc. on behalf of Marjorie Brodt, for a subdivision modification to the mapped front setback of 20 feet from the property line to allow zero feet from the property line in order to construct an extension to the existing driveway that would utilize a 6-foot high concrete retaining wall. This proposal also includes a request to approve a variance to reduce the required 25-foot front setback from property line to allow zero feet from the property line. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.070, (Class 5 – Minor alterations in land use

conditions.

5:0

**Commissioner** Brentnall – absent **Commissioner** Crabb - absent

limitations) - Placer County Environmental Review Ordinance (CEQA Guidelines Section

**Project Location**: The project is located on 7682 Lakeshore Drive in the Granite Bay area.

**APN**: 047-193-015 **Total Acreage**: .29 acres

Zoning: RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000

square feet)

Community Plan Area: Granite Bay Community Plan

Mac Area: Granite Bay MAC **Applicant:** Ridgeline Homes Inc.

Owner: Marjorie Brodt

**County Staff:** 

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Laura Rath (530) 745-2300

**Break** 

2) 10:20 am 10:20 - 10:25amContinued to September 23, 2010 @ 10:05am

5:0

Commissioner Brentnall - absent Commissioner Crabb - absent

# **CONDITIONAL USE PERMIT – MODIFICATION (PCPM 20090345)**

**CEMEX** 

## ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Cemex Construction Materials, L.P. for approval of a Conditional Use Permit Modification. The applicant proposes to modify Condition 2A (Permanent Conservation of Farmland), Conditions 63 and 64 (Implement Electric Powered Conveyor Belt to transport run-of-pit material to processing area, and Convert Diesel Powered Water Pump to Electric), Condition 29 and Condition 83 (Submit Revised Reclamation Plan), and Condition 88 (Stream Alteration Agreement relative to timing to construct levee improvements). Specifically, the timing and/or phasing of each of the above listed conditions are proposed to be modified to allow for alternative phasing schedules consistent with the scope of impacts and levels of mitigation previously identified for this project. The Planning Commission will also consider adoption of an Addendum to the Cemex Final Environmental Impact Report. (Staff requesting a continuance to September 23, 2010.)

**Project Location**: The project site is located on the northwest side of Camp Far West Road three miles northeast of the town of Sheridan.

**APN**: 018-010-001-510, 018-031-004-000, 018-031-051-510, 018-031-052-510, 018-031-053-510, 018-031-060-000, 018-031-061-000, 018-031-062-000, 018-031-063-000, 018-031-078-000, 018-140-024-000, 018-140-025-000; and two properties located in Yuba County (APN 015-370-002, 015-360-038) totaling 652 acres that are zoned AE-10 and AE-40 (Exclusive Agriculture).

**Total Acreage**: 996 acres

**Zoning**: F-B-X-MR-SP 20 ac. min. (Farm, combining minimum Building Site of 20 acres, combining Mineral Reserve, combining Special Purpose)

Community Plan Area: Placer County General Plan

Mac Area: Sheridan MAC

Owner: AKT Wheatland Ranch LLC

**Applicant:** CEMEX Construction Materials, L.P.

**County Staff:** 

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

3) 10:40 am 10:40-11:26am

Approved

**Break** 

**CONDITIONAL USE PERMIT MODIFICATION (CUP – 107)** 

**AUBURN RACQUET CLUB** 

SUPERVISORIAL DISTRICT 3 (HOLMES)

modifications to Condition 4 with changes to Condition 4. D) Night lighting of courts 6 and 7 may occur past 9:00 pm no more than 20 days per year. And E) The applicant shall provide notification on their website of days of tournament and league play. Subject to CEQA findings

5:0

Commissioner

**Commissioner** 

Crabb - absent

Brentnall - absent

Consider a Modification of a Conditional Use Permit (CUP-107) for the Auburn Racquet Club. CUP-107 allows for the construction and lighting of four tennis courts along the north property line of the project site. Condition 4 of the CUP states, "If night lighting on the tennis courts becomes a problem and interferes with the reasonable peace and tranquility of the neighbors, this permit will be set for hearing for possible revocation or modification to mitigate any possible undesirable effects caused by this permit."

Night lighting has recently been installed on two courts located on the northwest corner of the site and, based upon complaints received by Placer County Code Enforcement Division and review by Planning Department staff, it has been determined that the new lights interfere with the reasonable peace and tranquility of the neighbors. The Planning Department will recommend modification of Condition 4 to create design criteria applicable to the new lighting that is intended to reduce or eliminate impacts on adjacent residential development.

Project Location: The project is located on the west side of Racquet Club Drive,

approximately 400 feet north of its intersection with Luther Road in the North Auburn area.

**APN**: 052-112-027

Total Acreage: 1.6 acres

**Zoning**: RS-AG (Residential Single Family, combining Agriculture) **Community Plan Area**: Auburn/Bowman Community Plan

Mac Area: North Auburn MAC

Owner/Applicant: County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

4) 11:00 am
11:28-11:47am
Recommend Board
of Supervisors
approve the
Zoning Text
Amendment to
modify
17.56.270.E.2 and
17.56.270.K.7 and

subject to the

5:0

CEQA findings.

**Commissioner** 

Commissioner

Crabb - absent

Brentnall - absent

ZONING TEXT AMENDMENT (PZTA 2010016420100224) SMARA (SURFACE MINING & RECLAIMATION ACT) ALL SUPERVISORIAL DISTRICTS

Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Engineering and Surveying Department for a Zoning Text Amendment to modify Section 17.56.270 of the Placer County Zoning Ordinance. The amendment will change the threshold for mining activities subject to the Surface Mining and Reclamation Act (SMARA) to be consistent with State requirements, and will include an annual fee for administering SMARA on behalf of the State's Office of Mine Reclamation (OMR). The Planning Commission will also consider a finding for a Categorically Exempt from environmental review pursuant to the provisions of Section 15307 of the California Environmental Quality Act Guidelines and Section 18.36.090 of the Placer County Environmental Review Ordinance (Class 7-Actions by

regulatory agencies for protection of natural resources). (Continued from the July 22, 2010 PC Hearing)

Project Location: Countywide MAC Area: All MAC areas

Owner/Applicant: Placer County Engineering and Surveying Department

**County Staff:** 

Engineering and Surveying: Rick Eiri (530) 745-7519

Planning: (530) 745-3000

5) 11:10 am 11:27-11:28am Continued to an open date. Workshop - Accessibility Standards

At the request of the Planning Commission, staff has prepared a presentation on Accessibility Standards to help clarify the questions and discussions that have come up in recent Commission hearings.

**County Staff:** 

Engineering and Surveying: Rick Eiri (530) 745-7519